



Land Rear of Chesapeake, Sayers Common

Planning Statement

Boyer

Prepared on behalf of Antler Homes | May 25

REPORT CONTROL

Project:	Land Rear of Chesapeake, Sayers Common
Client:	Antler Homes
Reference:	22.1076
Document and revision number	Document No. IMS-F-18, Revision 3
File Origin:	Click to add file location.
Primary Author	TL
Checked By:	SC

Issue	Date	Status	Checked by
1	26.03.25	Draft	
2	20.05.25	Draft	SC
3	29.05.25	Final	SC

TABLE OF CONTENTS

1. Introduction	3
2. Site and Surrounding Area	5
3. Planning History	7
4. Proposed Development	10
5. Planning Policy Context	13
6. Planning Considerations	23
7. Planning Benefits	34
8. Planning Obligations	36
9. Summary and Conclusions	37

APPENDICES

Appendix 1. Site Location Plan

Appendix 2. Drawing Schedule

Appendix 3. Emerging Policy DPSC4 (Extract)

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Antler Homes ('the Applicant') in support of a full planning application for the development of Land Rear of Chesapeake, Sayers Common ('the site'). A Site Location Plan is provided at **Appendix 1**.
- 1.2 The planning application proposes the:
- Development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works (including demolition of an existing dwelling).*
- 1.3 The site is located within the administrative boundary of Mid Sussex District Council (MSDC). The site lies partially within, but substantially adjacent to the existing defined settlement area of Sayers Common. Sayers Common comprises one of the 'Medium Sized Villages' which is identified within the third tier of the District's stated settlement hierarchy.
- 1.4 The site is proposed to be allocated for the development of up to 33 dwellings within the emerging Mid Sussex District Council District Plan (2021-2039) ('the emerging plan') under Policy DPSC4: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common. The emerging plan was submitted to the Planning Inspectorate for Examination on 8 July 2024.

Antler Homes

- 1.5 Antler Homes PLC are an award-winning developer with over fifty years of experience in residential development, specialising in delivering high-quality, small to medium-scale development. Antler Homes have created stunning homes in beautiful, sought-after towns and villages throughout the south of England.
- 1.6 Antler Homes' talented team of land professionals, in addition to their in-house design and planning team, working alongside specialist consultants, have gained planning permission for thousands of homes over the past fifty plus years. The importance of local architecture and the environment plays an essential role in ensuring their developments sympathetically blend into existing neighbourhoods and landscape settings. Extensive knowledge of current and future demands and trends enables Antler Homes to deliver our high-quality and beautiful new homes.

Scope of Supporting Information

- 1.7 In accordance with the Council's list of local validation requirements, the application is accompanied by the following drawings and supporting documents:

Document Title	Consultant/Author
Application Drawings Schedule – See Appendix 2	Antler Homes
Topographical Survey Drawings:	3D Services (South east) Ltd

<ul style="list-style-type: none"> • 20-071-01 • 20-071-02 	
Design and Access Statement	Antler Homes
Aboricultural Impact Assessment (including Tree Survey)	Aspect
Archaeology DBA	Orion
Flood Risk and Drainage Strategy	Odyssey
Ecological Impact Assessment Report	Lizard
Energy (Sustainability) Statement	Therm Energy
Landscape Visual Impact Assessment	Pegasus
Planning Statement (including statement of pre-application engagement)	Boyer
Transport Statement	i-Transport
Stage 1 Road Safety Audit	i-Transport
Utilities Statement	TDS

- 1.8 The Planning Statement deals specifically with the residential development proposal in the context of Government advice and the Development Plan. The relevant policy documents are assessed in Section 6 of this Statement.

Structure of the Planning Statement

- 1.9 This Planning Statement follows the below structure:
- **Section 2** sets out the context for the proposed development, including a description of the site and its surroundings
 - **Section 3** describes the planning history of the site and surrounding area
 - **Section 4** provides a description of the proposed development
 - **Section 5** provides an overview of national and local planning policy and guidance considered relevant to the determination of the application
 - **Section 6** provides an assessment of the proposed development against the identified planning policy framework
 - **Section 7** sets out planning benefits and planning balance
 - **Section 8** sets out the anticipated Heads of Terms for the planning obligations required for the development, and
 - **Section 9** provides a summary of the application and conclusions.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1 The site comprises approximately 1.5 hectares of land on the South-Western edge of Sayers Common village, within the parish of Hurstpierpoint and Sayers Common. The site comprises of a single dwelling and its immediate residential curtilage land, beyond which are several smaller undeveloped fields, and some small to large sized outbuildings and areas of associated hardstanding.
- 2.2 To the west of the site there are existing residential properties along Meadow View and open fields. To the north is Reeds Lane, the rear of properties along Reeds Lane and Osborn Close. To the eastern boundary of the site lies rear boundaries of properties along Furzeland Way. To the south the immediate land is a combination of open fields and low-level scrub landscaping and trees. The site boundaries are broadly lined with existing trees and hedgerows, and the rear curtilages of existing residential properties.
- 2.3 To the south, southeast and southwest there are undeveloped grassland fields, which are identified in the emerging local plan for a mixed-use development (comprising approximately 2,000 dwellings (net), 5,000-9,000 m² employment (Class E) uses, 2,000 – 4,000 m² retail /community uses and 6 permanent Gypsy and Traveller pitches) under emerging site allocation Policy DPSC2 '*Land to the South of Reeds Lane, Sayers Common*'. This development will bring forward new community facilities and services such as schools, a library, and healthcare provision serving the village of Sayers Common and the wider area.
- 2.4 There are no designated heritage assets within the vicinity of the site. There are also no known archaeological remains within the site, nor is it located within an Archaeological Notification Area.
- 2.5 The web-based *Risk of Flooding from Surface Water* mapping shows the site has areas of 'low', 'medium', and 'high' risk of surface water flooding, primarily related to the ordinary watercourse to the south of the site. The risk of flooding from fluvial sources is considered to be very low, with the entirety of the site located in Flood Zone 1.
- 2.6 The site is in a sustainable location, within practical walking or cycling distance for a range of everyday services and facilities within Sayers Common village and Hurstpierpoint.
- 2.7 There are multiple bus stops within a 10-minute walk from the site. Here regular buses run to Pulborough, Keymer, Burgess Hill, Crawley, and Brighton. The closest train station is in Hassocks, where frequent trains are running to Littlehampton, Brighton, Bedford (via London), and London Victoria (via Gatwick).
- 2.8 Albourne C of E Primary School is located approximately 2km from the site. Downlands Community School is located approximately 6.5km from the site. A dedicated bus service, route 590, operates from Sayers Common to the School.

Surrounding Area

- 2.9 Sayers Common is identified in both the adopted Local Plan and the emerging plan as a '*Medium Sized Village*'. These villages provide essential services for the needs of their own and immediate communities. Some of the services and facilities available in Sayers Common include: a community shop, a public house, a church, and a preschool.
- 2.10 There is a small-medium sized commercial/business centre located on the northern side of Reeds Lane, known as King Business Centre.
- 2.11 The village of Hurstpierpoint is situated to the east of Sayers Common. This village has further services, including a primary school, college, library, shops, restaurants and a public house, and a General Practice Clinic.

3. PLANNING HISTORY

Site Planning History

- 3.1 A review of MSDC's online Planning Register has identified four planning applications on the site.
- 3.2 In 1984, permission was given for the erection of two single story stable blocks and an access road (ref: HP/030/84). Due to the age of the application no relevant documents are available online.
- 3.3 In 1989 an application for the erection of a portal frame building to store hay and feeds was granted (ref: HP/065/89). Similarly, the age of the application means no documents are available online.
- 3.4 In 2005 permission was granted for the erection of a barn to stable horses (ref: 05/00743/FUL). No documents are available online.
- 3.5 Later in 2005, permission was granted for the demolition of existing stables and the erection of a new barn (ref: 05/02170/FUL).

Surrounding Area Planning History

- 3.6 On land adjoining the southeastern corner of the site permission was granted in June 2020 for the development of 9 homes with associated access to the B2218, landscaping and parking (ref. DM/19/3952). Adjacent to this development, on the land to the southeast of the site, an application was submitted in April 2016 for the proposed development of 11 chalets/bungalows, together with associated access and extensive local drainage solutions (ref: DM/16/1458). The application was refused on four grounds: absence of satisfactory signed S106 agreement; lack of social facilities and essential services in Sayers Common; outside of settlement boundary; and lack of high-quality design.
- 3.7 In recent years, several planning applications for housing developments, have been approved to the north of the site, including:
- 3.8 In 2012, an outline application for 120 dwellings (including 30% affordable), community facilities, office space, care home, and retail units, with primary access of the B2118 (London Road) for Kingsland Lanes, Sayers Common was refused (ref: 12/01540/OUT). Following the refusal, planning permission was granted by appeal (ref: APP/D3830/A/12/2189451RD) in 2017.
- 3.9 In 2019 a reserved matters application relating to phase 1 for 120 new dwellings, provision of open space and Sustainable Drainage Systems (ref: DM/19/1148) was submitted pursuant to the outline permission. The reserved matters application was approved later the same year. In 2021, a reserved matters application for the development of a care home were submitted (ref: DM/21/1062) - which was approved later in the year. Following this, a full application was submitted in 2022 (re: DM/22/2012) for a 66-bedroom care home on the site. This was approved in early 2023.

- 3.10 On land to the north of Lyndon, Reeds Lane, Sayers Common, a hybrid application (ref. DM/22/0640) for: a) full application for 36 dwellings (30% affordable), associated infrastructure, landscaping, pedestrian and vehicular access from Reeds Lane and the demolition of Lyndon, and b) outline application for 2 self/custom build plots, was approved in December 2022.

Pre-application advice and Community Engagement

- 3.11 In advance of submitting this application the Applicant has undertaken pre-application engagement with the Council's Officers over an extended period of time, dating back to 2020: through submission of a formal pre-application enquiry and subsequently the process of promoting the site's allocation within the emerging local plan.
- 3.12 A formal pre-application enquiry was submitted to the Council in 2021 and given reference DM/21/2706. The Council provided a written response by email dated 11 November 2021. The advising case officer was Mr Stuart Malcolm.
- 3.13 In summary, the Enquiry related to a development of up to 9 new homes on part of the application site. In the written advice response, it was advised such a scheme proposal would likely be considered an under development of a potentially larger site in a sustainable location. It was further advised the enquiry site, and the larger site area had been discussed with the Policy Team who advised the enquiry and its larger site (all controlled by Antler Homes) was already under consideration by the Council as part of the commenced District Plan review – specifically in context of early site assessment and methodology work. It was advised it would be prudent to await the review process to be undertaken before submission of a planning application.
- 3.14 Subsequent to the Enquiry, engagement has included: producing and submitting a Vision Document for the site's development to the Council's Policy Team, submitting several technical site specific survey and assessment reports to the Council's Policy Team, including a tree survey, an arboricultural impact assessment, a flood risk and drainage strategy assessment, a technical highways note, a landscape and visual impact appraisal, and a preliminary ecological appraisal.
- 3.15 Engagement has also been undertaken via an accompanied site visit with Officers in March 2025.
- 3.16 In response to advice provided by Officers regarding engagement with Hurstpierpoint and Sayers Common Parish Council and the local community ahead of the local plan Examination concluding, this has been undertaken as part of the Council's proposed allocation of the site through the emerging local plan. The site was included as a proposed allocation from the early stages of the emerging plan's development, with publication of the Regulation 18 Preferred Options Plan for consultation undertaken between November - December 2022. And subsequently the Council's publication and consultation of the

Regulation 19 Pre-submission Plan in 2024. The comments received on the site's proposed allocation and residential development have been published by the Council¹.

- 3.17 More recently, as part of the collective Sayers Common Consortium, Antler Homes advised representatives of Hurstpierpoint and Sayers Common Parish Council on the timing for submission of this planning application – noting the timing for delivery of homes which had been anticipated and agreed with the Council through the *Sayers Common Statement of Common Ground*².

¹ <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/district-plan-2021-2039-evidence-base/> [Document Reference C1)

² <https://www.midsussex.gov.uk/media/cbthla2q/s1-sayers-common-socg.pdf>

4. PROPOSED DEVELOPMENT

4.1 This application seeks planning permission for the:

Development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works (including demolition of an existing dwelling).

4.2 The application is supported by a number of plans and drawings which are detailed in Table 1. The proposed development is explained in detail in the application's supporting *Design and Access Statement*. In summary, key elements of the proposals are:

- Delivering 27 much needed homes (30% of which will be affordable)
- Net gains in local biodiversity, achieving at least 10%, through a combination of on and off-site provision
- Retention and enhancement of existing trees and other habitats, including new tree planting and hedgerows, with losses of existing kept to a minimum
- Improvements to the Public Right of Way at the south of the site where this passes through the site
- Creation of a new public open space on-site, including provision of an area for informal play space, and
- A comprehensive drainage strategy, ensuring foul water and mitigation for surface-water run-off, incorporating Sustainable Drainage Systems is secured.

4.3 Further details of the components of the development are set out below.

Residential

4.4 The development proposes 27 much needed new homes of mixed sizes and tenures including family homes. Thirty percent (30%) of the homes will be affordable, in accordance with extant Policy DP31 and emerging Policy DPH8. These homes have been designed to be externally tenure blind.

4.5 The proposed homes will range in size from 1no. to 4no. bedrooms, meeting a range of community housing needs, and providing a range of dwelling types and sizes.

4.6 The housing mix for the proposed development comprises:

Tenure	Bedrooms	Amount	Percentage
Market	2	3	11%
	3	11	41%
	4	5	19%

Tenure	Bedrooms	Amount	Percentage
Affordable	1	2	7%
	2	5	19%
	3	1	4%

- 4.7 The accompanying DAS and application drawings demonstrate the design of the homes would be of high-quality and which will be in keeping with the village's local vernacular and character.

Open Space and Green Infrastructure

- 4.8 The scheme has been designed to be landscape-led. This has been achieved by retaining and enhancing strategic features of the site's existing landscape structure to enable the new development to naturally integrate within the site's key existing landscape features.
- 4.9 The proposal will enhance existing green and blue infrastructure assets, such as existing trees and the ordinary water course passing through the site. New elements of multi-functional and connected networks of Green/Blue infrastructure, including flood protection measures, places of recreation, landscaping and nature conservation, are incorporated in the proposals.

Vehicular Access and Parking

- 4.10 The site access - serving vehicles, pedestrians and cyclists – will be taken off of Reeds Lane. This access sits diagonally opposite from the approved site access of the development of 37 dwellings at Land North of Reeds Lane (ref: DM/22/0640), resulting in a right-left staggered priority junction once both site accesses have been constructed. Further explanation of this aspect of the proposal is presented in the DAS (specifically on page 22) and within the application's supporting Transport Statement.
- 4.11 The layout of the on-site streets has been developed to provide fire tender and refuse vehicle access. All dwellings can be serviced by standard refuse vehicles, with resident drag distances up to a maximum of 30m, and operative drag distances of up to a maximum 25m. Both of these maximums are in accordance with Building Regulation standards.
- 4.12 Car and cycle parking will be provided in accordance with WSCC parking guidance.
- 4.13 Private parking is to be provided in the form of car ports, on plot parking, courtyard parking and garages. All of the proposed garages have minimum internal dimensions of 3m x 6m.
- 4.14 Cycle parking will be provided through a mix of garages, utilising wall hung racks, or in sheds located in the rear gardens of properties.
- 4.15 A total of 62 vehicle parking spaces are proposed (including provision of 5 no. on street visitor spaces). The provision of parking has been based upon the West Sussex County Council requirements for a development of this size and mix of homes

Pedestrian / Cycle Access

- 4.16 The site's main vehicular access will be used by all vehicle and cycle users, whilst pedestrians will be able to utilise the new 2.0m width footpath proposed along the length of the developments private access road
- 4.17 Improved linkage to the existing public right of way (PRoW) which traverses through the site (east-to-west) will be created linking the PRoW to Reeds Lane through the site. The development retains the PROW along its existing route. Improvements to the surface level of the path are proposed comprising the laying of a compacted hoggin surface along the path's length within the site's boundaries.

Drainage

- 4.18 A detailed drainage strategy is proposed for the site, including all surface water generated by the proposed development being attenuated using a combination of permeable paving and attenuation tanks in the roads and parking areas across the site, and a detention basin located at the topographical low point in the south of the site. From here the collected and stored water will be discharged into the ordinary watercourse at greenfield rates. The northern part of the site falls away from the ditch on site: this area would be attenuated using permeable paving, prior to discharging to the highway drain along Reeds Lane.
- 4.19 The developments foul drainage strategy has been designed to connect, by a combination of gravity and a private foul pumping station (located in the south-east corner of the site), which will discharge via a connection to the existing foul drainage system.

5. PLANNING POLICY CONTEXT

- 5.1 This section outlines the relevant planning policy framework, against which the proposed development has been prepared and against which it should be determined, alongside all relevant material considerations.

The Development Plan

- 5.2 Section 70(2) of the Town and Country Planning Act 1990 requires that the local planning authority shall have regard to the provisions of the Development Plan, so far material to the application, and to any other material considerations.
- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that regard is to be had to the Development Plan and that applications for planning permission must be determined in accordance with the plan unless material considerations indicate otherwise.
- 5.4 The current development plan comprises of the Mid Sussex District Plan 2014 – 2031 (adopted in 2018). The site also lies within the boundary for the Hurstpierpoint and Sayers Common Neighbourhood Plan ('made' in 2015) which forms part of the development plan.
- 5.5 The following Supplementary Planning Documents (SPD) and other planning documents are also relevant to the application:
- Affordable Housing SPD
 - Design Guide SPD
 - Development Infrastructure and Contributions SPD
 - Air Quality
 - Management of Surface Water
 - Parking Guidance
- 5.6 The National Planning Policy Framework (2023) and Planning Policy Guidance are also relevant material considerations.

National Policy and Guidance

The National Planning Policy Framework (2024)

- 5.7 The NPPF sets out the Government's planning policies for England and explains how these should be applied. The NPPF must be taken into account in preparing a Development Plan and is an important material consideration in planning decisions.
- 5.8 Paragraph 8 of the NPPF establishes that 'achieving sustainable development means that the planning system has three overarching objectives'. These objectives give rise to the need for the planning system to perform a number of roles:

“a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (p. 5).

5.9 As stated in Paragraph 10, the NPPF centres around a presumption in favour of sustainable development.

5.10 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making this means, approving development proposals that accord with an up to date development plan without delay: or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless the application of policies in the Framework provides a strong reason for refusing development, or, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of granting permission.

5.11 Paragraph 14 (on page 7) sets out in situations where the presumption (at paragraph 11(d) applies to applications involving the provision of housing, the adverse impact of allowing the development that conflicts with a made neighbourhood plan (NP) is likely to significantly and demonstrably outweigh the benefits, provided the following criteria are both met: a) the NP became part of the development plan five years or less before the date of the decision being made, and b) the NP contains policies and allocations to meet its identified housing requirement.

5.12 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, and Paragraph 39 states that:

“Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decisionmakers at every level should seek to approve applications for sustainable development where possible” (p.13).

- 5.13 With regards to delivering a wide choice of high-quality homes, paragraph 61 requires local planning authorities to “...*support the Government’s objective of significantly boosting the supply of homes...*” (p .17)
- 5.14 The Government also attaches great importance to the design of the built environment which is illustrated in Section 12. In particular, Paragraph 135 states that planning policies and decisions should aim to ensure that developments:
- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (p. 39 and 40).*

Planning Practice Guidance (‘PPG’)

- 5.15 The PPG constitutes a set of regularly updated online guidance, provided by Government to support effective plan-making and decision-taking. Topics which are considered relevant to the determination of this application include:
- Design: process and tools
 - Effective use of land
 - Healthy and safe communities
 - Housing supply and delivery
 - Open space, sports and recreation facilities, public rights of way and local green space
 - Travel Plans, Transport Assessments and Statements
 - Waste

- Water supply, wastewater and water quality

Local Planning Policy

- 5.16 Adopted local planning policy is set out within the Mid Sussex District Plan 2014-2031 (2018) which is the Development Plan for decision-making.
- 5.17 The relevant local planning policies against which this planning application should be determined are summarised below:

Mid Sussex District Plan 2014-2031

- 5.18 **DP4: Housing** sets out the number of houses required for the duration of the Plan period. The minimum District housing requirement is 16,390 dwellings between 2014-2031.
- 5.19 **DP5: Planning to Meet Future Housing Need** states that the Council will continue to work with neighbouring authorities to address unmet housing need in the sub region.
- 5.20 **DP6: Settlement Hierarchy** identifies Sayers Common as a 'Medium Sized Village' and permits development within defined built-up area boundaries. Outside defined built-up areas the expansion of settlements will be supported where:
- It is allocated in a development plan document;
 - The site is contiguous with an existing built-up area of the settlement; and
 - The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.
- 5.21 **DP12: Protection and Enhancement of the Countryside** protects the countryside but allows development which is necessary for the purposes of agriculture or is supported by a specific policy in the development plan.
- 5.22 **DP13: Preventing Coalescence** permits development which does not result in the coalescence of settlements which harms the separate identity and amenity of settlements.
- 5.23 **DP15: New Homes in the Countryside** allows for new homes in the countryside where special justification exists. The special justification includes that the proposed development meets the requirements of Policy DP6: Settlement Hierarchy.
- 5.24 **DP20: Securing Infrastructure** sets out the infrastructure and mitigation (on-site mitigation, planning obligations, CIL) measures necessary for developers to provide for.
- 5.25 **DP21: Transport** requires development to support the objectives of the West Sussex Transport Plan 2011-2026. Developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.
- 5.26 **DP22: Rights of Way and other Recreational Routes** encourages development to provide safe and convenient links to recreational routes, and routes within and between settlements.

- 5.27 **DP23: Communication Infrastructure** encourages the incorporation of digital infrastructure including fibre to premises in major new housing development.
- 5.28 **DP26: Character and Design** requires that all development and surrounding spaces will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.
- 5.29 **DP27: Dwelling Space Standards** states that minimum nationally described space standards will need to be applied to all new residential development.
- 5.30 **DP28: Accessibility** requires all development to meet and maintain high standards of accessibility so that all users can use them safely and easily. Developments of 5 or more dwellings will be expected to make provision for 20% of dwellings to meet M4(2).
- 5.31 **DP29: Noise, Air and Light Pollution** protects people and wildlife from unacceptable levels of noise, light and air pollution by only permitting development which is supported by appropriate assessments and demonstrates good design.
- 5.32 **DP30: Housing Mix** states that developments will need to provide a mix of dwelling types and sizes that reflects current and future local housing need.
- 5.33 **DP31: Affordable Housing** sets out the affordable housing provision required for residential developments in the District. 30% on-site affordable housing is required of all developments of 11 or more houses.
- 5.34 **DP37: Trees, Woodland and Hedgerows** supports the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. Proposals for new trees, woodland and hedgerows should be of suitable species.
- 5.35 **DP38: Biodiversity** sets out how biodiversity will be protected and enhanced in new developments.
- 5.36 **DP39: Sustainable Design and Construction** states that all development proposals must seek to improve the sustainability of the development and should where appropriate and feasible incorporate a number of measures.
- 5.37 **DP41: Flood Risk and Drainage** sets out the Council's strategy for ensuring that development does not increase the risk of flooding, as well as decrease the risk for flooding.
- 5.38 **DP42: Water Infrastructure and the Water Environment** requires new development proposals to be in accordance with the objectives of the Water Framework Directive and the findings of the Gatwick Sub Region Water Cycle Study with regards to water quality, water supply and wastewater treatment. Residential units should meet a water consumption standard of 110 litres per person a day.

Hurstpierpoint and Sayers Common Neighbourhood Plan

- 5.39 **Policy Countryside HurstC1 Conserving and enhancing character** permits development in the countryside where it is an appropriate countryside use, or maintains or enhances the quality of the rural and landscape character of the parish.
- 5.40 **Policy Countryside HurstC3 Local Gaps and Preventing Coalescence** permits development in the countryside provided that it does not result in coalescence and loss of separate identity of neighbouring settlements.
- 5.41 **Policy Housing HurstH1:- Hurstpierpoint and Sayers Common new housing development** supports new housing development which enhances the existing settlement pattern of the village and can enhance the flood and drainage management in Sayers Common.
- 5.42 **Policy Housing HurstH3: Sayers Common housing sites** identified a need for 30-40 new homes in Sayers Common, and permits housing subject to existing water drainage issues being resolved.
- 5.43 **Policy Housing HurstH5: development principles** states that housing designs, layout and densities should respond to the village character and follow the Village Design Statement (2004).
- 5.44 **Policy Housing HurstH6: housing sites infrastructure and environmental impact assessment** sets out a number of criteria which new housing development will need to meet. This includes the provision of a satisfactory access point, retention of significant landscape features, highway and footpath improvements, and provision or contributions towards, community facilities and the provision of public open space.
- 5.45 **Policy Housing HurstH7: Affordable Homes** requires 30% affordable housing on sites of 4 or more dwellings, for rent and assisted purchase schemes.

Material Considerations

Affordable Housing SPD (2018)

- 5.46 This SPD provides information about affordable housing, and how the District will secure affordable housing to support proposed development and help deliver sustainable communities. The document clearly sets out when affordable housing is to be provided, and the size and tenure of the properties.

Mid Sussex Design Guide SPD (2020)

- 5.47 The Design Guide SPD is intended to inform and guide the quality of design for all development across the District. The guide puts forward principles and standards for new development that aim to create safe and attractive places that are sensitive to Mid Sussex special character and local vernacular.
- 5.48 The SPD provides further detail to District Plan Policy SP26.

Development Infrastructure and Contributions SPD (2019)

- 5.49 This SPD sets out the overall framework for planning obligations, including conditions. The document should be viewed as a general guide, and development proposals should be assessed on a case-by-case basis.

West Sussex County Council Guidance on Parking in New Developments (2020)

- 5.50 This document sets out the parking standards required for new developments. The table below outlines the residential parking demand in Zone PBZ2.

No. Bedrooms	No. Habitable Rooms	Parking Space per dwelling	Cycle storage
1	1 to 3	1.4	1
2	4	1.7	1
3	5 to 6	2.1	2
4+	7 or more	2.7	2

Emerging Local Plan

- 5.51 MSDC has been progressing with a full review of the current District Plan and submitted a new District Plan for Examination in early July 2024. The submitted plan includes the allocation of land for three new sustainable communities, 21 housing allocations and updated and new planning policies including climate change, sustainable design and construction, biodiversity and electric vehicles.
- 5.52 At the time of writing the examination of the emerging plan remains ongoing, with conclusion of Stage 1 hearing sessions in October 2024. No further updates, from either the Examining Inspector or the Council have subsequently been published.
- 5.53 Whilst the emerging plan remains at the examination hearing stage(s), it currently carries limited weight in planning decision making. However, the draft policies are a clear indication of the Council's direction of travel for planning policy in the District.
- 5.54 The relevant emerging local planning policies are summarised below:
- **Draft Policy DPS1: Climate Change** sets out the Council's approach to addressing the causes and effects of climate change. This is done through reducing carbon emissions, maximising carbon sequestration and climate change mitigation and adaptation.
 - **Draft Policy DPS2: Sustainable Design and Construction** requires all development to submit a Sustainability Statement. The policy also sets out minimum sustainability standards which development will be required to meet.

- **Draft Policy DPS4: Flood Risk and Drainage** sets out the Council's strategy for ensuring that development does not increase the risk of flooding, as well as decrease the risk for flooding.
- **Draft Policy DPS5: Water Neutrality** states that development should protect and enhance water resources and water quality. Development proposals which increase the demand for off-site water service infrastructure will be permitted where it can be demonstrated that sufficient capacity already exists for foul and surface water provision.
- **Draft Policy DPS6: Health and Wellbeing** requires all new development to be designed to achieve healthy inclusive and safe places. It sets out a list of criteria all developments must meet.
- **Draft Policy DPN1: Biodiversity, Geodiversity and Nature Recovery** ensures that development protects and enhances biodiversity by requiring them to take appropriate measures.
- **Draft Policy DPN2: Biodiversity Net Gain** sets out that development will need to demonstrate through a Biodiversity Gain Plan that measurable and meaningful net gains for biodiversity will be achieved and will be secured and managed appropriately. A minimum of 10% Biodiversity Net Gain will be required.
- **Draft Policy DPN3: Green and Blue Infrastructure** ensures that development will protect and enhance green and blue infrastructure assets, links and the multifunctional network. Landscape assets should be considered from the outset.
- **Draft Policy DPN4: Trees, Woodland and Hedgerows** protects trees, woodland and hedgerows. It sets out how development can protect existing, propose new, and incorporate trees and hedgerows in proposals.
- **Draft Policy DPNG6: Pollution** states that development should not result in pollution or hazards, including air, noise, vibration, light, water, soil, odour, and dust. Mitigation measures may need to be implemented for development which is likely to increase levels of pollution.
- **Draft Policy DPN7: Noise Impacts** sets out that development should be located and designed to minimise noise impacts.
- **Draft Policy DPN8: Light Impacts and Dark Skies** requires development proposals to demonstrate that all opportunities to reduce light pollution have been taken.
- **Draft Policy DPN9: Air Quality** encourages the use of sustainable travel measures and states that development proposals will need to take into account the Council's air quality guidance.
- **Draft Policy DPC1: Protection and Enhancement of the Countryside** protects the countryside, but allows development that is necessary for the purposes of agriculture or is supported by a specific policy in the development plan.

- **Draft Policy DPC2: Preventing Coalescence** permits development which does not result in the coalescence of settlements.
- **Draft Policy DPC3: New Homes in the Countryside** permits new homes outside the built-up area boundaries in specific circumstances, these include where the development meets the requirements of DPH2: Sustainable Development – Built-Up Area.
- **Draft Policy DPB1: Character and Design** requires all new development to be of high-quality. Applicants will need to demonstrate that the development has taken into account the context, the layout, streets and spaces, the structure, high quality building design, and residential amenity.
- **Draft Policy DPT1: Placemaking and Connectivity** states that development shall provide appropriate infrastructure and assessments. The 20-minute neighbourhood concept should be strived towards.
- **Draft Policy DPT2: Rights of Way and Other Recreational Routes** protects all recreational routes by ensuring that development does not result in the loss of or does not adversely affect a recreational route. Providing access to the countryside will be encouraged.
- **Draft Policy DPT3: Active Travel** requires development to remove barriers to active travel and create a healthy environment in which people choose to walk or wheel.
- **Draft Policy DPT4: Parking and Electric Vehicle Charging Infrastructure** requires development to provide adequate and well-integrated car parking, and will need to be laid out to meet the relevant requirements of Schedule 1 Part S of the Building Regulations regarding Electric Vehicle Charging.
- **Draft Policy DPH1: Housing** sets out that the District's Local Housing need is 20,142 dwellings over the Plan Period. The housing need will be met through existing commitments, Significant Sites, housing allocations and windfall allowance.
- **Draft Policy DPH2: Sustainable Development – Outside the Built-Up Area** supports the expansion of settlements where it meets identified local housing, employment and community needs, and:
 - The site is allocated in the District or Neighbourhood plan;
 - The site is contiguous with an existing built-up area of the settlement; and
 - The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.
- **Draft Policy DPH7: Housing Mix** sets out the housing mix split that is to be used as a starting point in the District.
- **Draft Policy DPH8: Affordable Housing** requires a minimum of 30% on-site affordable housing on all residential and mixed-use developments providing 10 dwellings or more.

The tenure of affordable housing should be 25% first homes, 75% social or affordable rent.

- **Draft Policy DPH9: First Homes** requires that 25% of the total number of affordable units on a site is to be provided as First Homes.
- **Draft Policy DP11: Dwelling Space Standards** requires all dwellings to meet minimum nationally described space standards.
- **Draft Policy DPH12: Accessibility** states that all development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.
- **DPSC GEN: Significant Sites Requirements**
- **DPSC4: Land at Chesapeake and Meadow View, Sayers Common** comprises the allocation of the application for up to 33 new homes.
- **Draft Policy DPI1: Infrastructure Provision** permits development which is supported by and coordinated with the delivery and maintenance of infrastructure and/or mitigation measures to meet the additional need arising from the proposal.
- **Draft Policy DPI2: Planning Obligations** states that the Council will use planning obligation to address impacts of the development.
- **Draft Policy DPI4: Communications Infrastructure** encourage the incorporation of high quality advanced digital infrastructure to new housing.
- **Draft Policy DPI5: Open Space, Sport and Recreational Facilities** supports development that provides new and/or enhanced open space to support healthy lifestyles. All new development will be required to provide new open space, including public open space.

5.55 With regard to Policy DCPS4 which proposes the allocation of the application site, a full copy of this policy can be seen in **Appendix 3**.

6. PLANNING CONSIDERATIONS

- 6.1 This section provides an assessment of the proposed development against the relevant planning policy framework, plus other material considerations.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

Principle of Residential Development

- 6.3 When considering the principle of development under the extant development plan, as is currently required, the substantive area of the site lies outside of the defined settlement area boundaries of Sayers Common and is therefore within the countryside. Accordingly, development would conflict with Policies DP6, DP12 and DP15 of the Development Plan.
- 6.4 For completeness, the site is shown within a wider area of land designated in the Neighbourhood Plan as Policy C3 – Local Gaps and Preventing Coalescence. As explained further in this section, there is no conflict with this policy.
- 6.5 Notwithstanding the conflict with policies DP6, DP12 and DP15, it must be noted the current development plan is out of date – a factor clearly acknowledged and accepted with the Council having commenced and substantively advanced through the formal process of undertaking a full review the District Plan, toward its replacement with a new district plan.
- 6.6 Moreover, it must also be noted there is a significant shortfall in the District's housing land supply position: with the Council most recently putting forward a best-case supply position of just 3.38 years (at the current base date 1st April 2024)³. In this context, paragraph 11(d) of the NPPF is triggered for the purposes of decision-taking, which means:

'...where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.'*

- 6.7 The above referred FN8 clarifies the most important policies are out of date where the local authority cannot demonstrate a five-year supply of deliverable housing sites. The referred FN7 policies, with exception of flood risk are not in effect at the site. Regarding flood risk, as

³ This position was suggested by the Council through formal evidence submitted regarding the allowed appeal ref. 3350075.

explained in this statement, this is not a matter which presents a (strong) reason for refusing the application. The referred FN9 directs to the key policies in the NPPF which have regard to directing to sustainable locations, making effective use of land, etc.

- 6.8 Accordingly, the development proposal must be assessed to establish whether any adverse impacts of permitting the development would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 6.9 The matters and commentary presented in the remainder of this section and Section 7 of this statement provide an assessment of the development proposals material impacts and the benefits it will deliver, facilitating an assessment of the overall planning balance exercise to determine whether planning permission should be granted.
- 6.10 Notwithstanding, although the emerging district local plan policies are at time of writing not capable of attracting material weight for decision-taking, they do provide a clear direction of travel. Furthermore, in the event final determination of this application occurs following adoption of the emerging district local plan, in consequence of the application site being one of the new plan's housing site allocations (of itself) this would clearly establish the principle of development as being acceptable – subject to compliance with the requirements of emerging site allocation Policy DPSC4 and all other relevant policies of the new district plan.

Layout and Design

- 6.11 The layout and the design of the proposed development has been informed by the Mid Sussex Design Guide, and the policies of the Development Plan. Further details in this regard are set out and detailed in the application's Design and Access Statement.
- 6.12 The site has been designed with a high degree of integration and connectivity to the existing village. Vehicular and pedestrian access is provided off of Reeds Lane. A footpath from the development connects to the existing PRoW at the south side of the site. This not only will provide further connection for people to the countryside and Sayers Common, but will also provide a route for pedestrians into the emerging plan's Significant Site to the southeast of the application site (emerging policy ref. DPSC3). It is proposed to resurface the extent of the PRoW which passes across the site with a compacted hoggin surface.
- 6.13 Whilst the layout and design of the proposed development has had regard to the existing site and the village's character and visual amenity context, the scheme proposal has been development and had regard to the emerging context of the planned growth at Sayers Common. This has been demonstrated through the collaboration with the other housing allocations in the emerging plan – specifically by Antler Homes engagement with the Land at Sayers Common Statement of Common Ground (SoCG)⁴, which includes the signatory parties Mid Sussex District Council, Antler Homes, Berkeley Latimer, Reside Developments Limited, Welbeck Strategic Land II LLP and Wates Developments Limited.

⁴ <https://www.midsussex.gov.uk/media/cbthla2q/s1-sayers-common-socg.pdf>

- 6.14 Within Appendix 1 of the SoCG it is demonstrated how the development proposed by this application would form a future integral part of the proposed strategic scale growth of Sayers Common – and accordingly demonstration of the coordinated approach taken by the developers to date in promoting and seeking to deliver all of the Sayers Common housing allocations in the emerging plan.
- 6.15 National and local planning policies and guidance advise new development should achieve a high quality of design. As set out in the application's DAS, Antler Homes have given careful consideration to the site's existing context and the opportunities to deliver a high-quality residential development.
- 6.16 The development, albeit limited in quantum of new homes will exhibit character areas moving north to south through the site commencing with an arrival green character, then into a private street, with mews court and perimeter formed housing areas, before then terminating with a green lane character leading into the retained undeveloped area of public open space/meadows on the southern part of the site.
- 6.17 The housing proposed on the site will be no higher than 2-storeys with single storey garage buildings. The proposed new homes external appearance reflect the high design quality that Antler Homes deliver, seeking to create an interesting, attractive and varied street scene throughout the site, employing the use of varied house type designs, materials, roofscapes and the landscape framework.
- 6.18 The meadow character open space on the south of the site will be enhanced with some clearance of the existing low level scrub vegetation and the creation of an area for informal children's play.
- 6.19 Soft landscaping is proposed across the site with existing trees and hedgerows retained where possible. Losses of existing trees and vegetation have been minimised. New native species planting is proposed to enhance and integrate the development into its surroundings.
- 6.20 External materials, using colours and textures to reflect the existing local vernacular will be used to ensure the new properties are appropriate to the existing village typologies.
- 6.21 As stated in the application's DAS, all of the new homes have been designed to Part M of the Building Regulations with level threshold to front doors to ensure they are accessible for disabled residents and visitors. One of proposed new homes has been designed to comply with requirement M4(3) of Part M of the Building Regulations.
- 6.22 All of the new homes have been designed to conform with the Nationally Described Space Standards (NDSS).
- 6.23 There is no conflict with the extant or emerging District Plan in regard to policies regarding layout and design.

Housing Mix and Tenure

- 6.24 Adopted Policy DP31 and emerging Policy DPH8 seek on qualifying sites 30% of all new homes to be affordable. The proposed development achieves this including 8no. new affordable homes.
- 6.25 Policy DP30: Housing Mix, expects development will provide a mix of dwelling types and sizes (including affordable housing) that reflects current and future needs.
- 6.26 Emerging Policy DPH7: Housing Mix sets out an indicative mix of dwelling types and sizes that reflect the current and future local housing needs as identified by the 2021 SHMA.
- 6.27 The housing mix proposed by the development has been developed having regard to the mix presented by the 2021 SHMA and the specific context of the site. There is a mix of 1, 2, 3, and 4no. bedroom properties achieved which reflects the policy objective of delivering mixed and balanced communities.

Access and Highways

- 6.28 A Transport Statement (TS) has been prepared by i-Transport and supports this application. Below is a summary of the information presented and the conclusions drawn by the TS.

Access

- 6.29 The site access would be taken from the southern side of Reeds Lane, through the grounds of the existing residential property, in the form of a new simple priority junction. The access will comprise a 4.8m wide carriageway and a new 2.0m wide footway on the eastern side of the carriageway, connecting to the existing footway on the southern side of Reeds Lane.
- 6.30 The site access will have careful consideration to the development proposals on the land to the north of Reeds Lane (Ref: DM/22/0640) which sits opposite, resulting in a right-left staggered priority junction once both site accesses have been constructed. Proposals include a relocated pedestrian crossing point to ensure safe pedestrian access is provided.
- 6.31 The TS demonstrates how junction visibility to the west can be achieved within highway land. To the east the visibility splay crosses the adjacent property. The land required for this splay is under the control of Antler Homes .
- 6.32 The proposed access will cater for all users, including pedestrians. In addition, a public right of way in the form of a footpath runs through the site. The proposed development will retain this PRow and integrate it into the site layout. In addition, improvements will be made to the surfacing to enable improved usage of the PRow users. This connection provides future access to the Strategic Site to the south. The development therefore provides safe and convenient walking routes and promotes sustainable modes of travel. A Road Safety Audit has already been commissioned, confirming the proposed site access arrangements are safe for all users.

Highways

- 6.33 The proposed development is expected to generate up to 15 vehicle trips per hour during peak times. The TS notes this is not considered to have a noticeable impact on the local highway network.
- 6.34 A capacity assessment of the proposed site access junction has been undertaken, the results of which are presented in the application's TS. The results demonstrate the site access will operate well within capacity with no material queuing or delay.
- 6.35 The primary internal street will comprise a 4.8m wide carriageway and has been designed to encourage low traffic speeds of 20mph or less. This has been achieved through sinuous road alignment and reduced forward visibility.
- 6.36 Visibility splays are provided at internal junctions in line with the design speeds of the internal street network. Visibility splays of 2.4m x 25m are available where necessary.

Parking

- 6.37 Vehicle and cycle parking has been provided in accordance with WSCC parking guidance. The site is located within Parking Behaviour Zone 1. A total of 57 allocated car parking spaces are proposed across the development, in addition to 5 unallocated visitor spaces, providing a total of 62 parking spaces against WSCC's parking requirements for 61.5 spaces. The proposed level of car parking provision fully conforms to the adopted WSCC standards and provides sufficient capacity to accommodate the forecast parking demand for the development.
- 6.38 All homes across the site will be provided with Electric Vehicle Car Parking (EVCP), therefore meeting the requirements for EVCP as set out in Approved Document S of schedule 1 of the Building Regulations (2010).
- 6.39 Cycle parking will be provided in secure sheds or garages, where available in accordance with WSCC's adopted standards.
- 6.40 Overall, the proposed development benefits from access by sustainable travel modes to local facilities and nearby towns. The development would not have any material impact on the operation of the local highway network. The TS concludes the proposed development should not be refused planning permission on highway grounds as it is in accordance with the NPPF and the policies of the adopted and emerging District Local Plans.

Landscape and Visual Impacts

- 6.41 The effects of the proposed development on the landscape and visual amenity have been assessed within the accompanying *Landscape and Visual Impact Assessment* (LVIA), prepared by Pegasus Group.
- 6.42 The site is not located within any statutory or non-statutory landscape designations. The South Downs National Park (SDNP) and the High Weald National Landscape (formerly

AONB), lie approximately 3.11km to the south and 4.1km north of the site respectively. These landscapes are considered physically and visually separate to the site.

- 6.43 The proposals have been designed to retain the majority of existing boundary trees, which will retain the wooded character to limit potential views of the development from the surrounding landscape. The proposal would be highly visually enclosed due to the existing mature tree belts of trees along its boundary. The effects on the wider countryside would be limited to points immediately adjacent to the site and would be mitigated through additional structural native planting around the periphery of the site, to further filter residual views once established.
- 6.44 With regard to coalescence, the development will have little consequence to the existing physical and perceived separation between Sayers Common and Albourne. When viewed from the south looking northward, development on the site will be entirely read within the context of the existing residential development along the site's northern, eastern and western boundaries. Furthermore, the development will not extend beyond the existing village's defined urban area boundaries/extent to the south, which are present along the western side of the B2118.
- 6.45 Landscape proposals include the planting of native hedgerow, shrub and tree species. Bolstering the existing vegetation and further limiting views from points immediately adjacent to the site. It is considered there would be no material changes to any of the key characteristics of the Landscape Character Areas (LCA) or Landscape Character Types (LCT) because of the proposed development, with a negligible effect on the character of the wider landscape overall.
- 6.46 It is assessed by the LVIA that the proposed development would not cause unacceptable harm to the receiving landscape, in landscape and visual terms, and is considered appropriate within the surrounding village context in which it is located.

Trees

- 6.47 An Arboricultural Impact Assessment has been prepared by Aspect Arboriculture to support this application. None of the trees present on the site are afforded protection by any Tree Preservation Order(s).
- 6.48 The majority of the trees along the boundary of the site are proposed to be retained as part of the development proposals, including all high value and most moderate value trees and tree groups.
- 6.49 The arboricultural impact of the proposal comprises the loss of eight individual trees alongside sections of seven groups. Tree removals comprise the loss of 3 x Category B trees and 5 x Category C trees, with no Category A trees proposed to be removed. The development has where possible been designed to limit harm to significant trees. The proposed losses are a result of balancing the need to make effective use of the site's development.

- 6.50 New tree planting is proposed across the site, which provides mitigation and compensation for the loss of trees, providing a net gain in trees on the site.
- 6.51 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies, reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.
- 6.52 The Council's adopted policy does not preclude tree loss as a rule, subject to appropriate replacement planting. It is evident through the sensitive design of the development the scheme has sought to retain the site's key trees within public ownership. The AIA concludes the proposed development aligns with the Council's policies and the effect of the proposed works is considered acceptable in arboricultural terms.

Ecology

- 6.53 Lizard Landscape Design and Ecology has prepared an *Ecological Impact Assessment* of the proposed development which accompanies this application. An initial Preliminary Ecological Appraisal (PEA) of the site was undertaken on 6 December 2022. An updated survey was undertaken and completed on 7 March 2025 which confirmed the conditions on-site remain unchanged from the original surveys.
- 6.54 The PEA found the site is dominated by modified grassland fields with areas of tall ruderal species (common and widespread species), which are of limited value. Suitable compensation for the loss of this habitat must be provided to ensure the scheme achieves the required Biodiversity Net Gain. A full BNG calculation using DEFRA Metric has been undertaken.
- 6.55 The habitats which are to be directly affected by the development are generally of value to the site area only, and the hedge lines and trees surrounding the site are of local value and should therefore be retained where possible.
- 6.56 The PEA concluded the proposals are unlikely to adversely impact any surrounding statutory or non-statutory designated sites. Following the conclusions of the PEA a Great Crested Newt EDNA survey, reptile survey, bat emergence surveys and badger monitoring surveys were undertaken by Lizard Landscape Design and Ecology consultants.
- 6.57 The Great Crested Newt EDNA Report found that out of the 14no. ponds within 500m of the site, none of these ponds were found to support great crested newts (GCN). In addition, an analysis of 4no. ponds within 500m of the site found a likely absence of great crested newts. The site is therefore considered to be of negligible value to GCN and no specific mitigations measures with regards to this species is required.
- 6.58 The Reptile Survey recorded a low number of reptiles of 1no. species and would therefore not be considered a key reptile site. Specifically, 2no. adult grass snakes were reported, located centrally within the site. To ensure that works proceed in accordance with the protection afforded to reptiles under The Wildlife and Countryside Act 1981, the report outlines a phased approach to site clearance.

- 6.59 The Bat Emergence Survey reports one day roost of soprano pipistrelle and a day roost of common pipistrelle within two of the trees on the site. To ensure the protection of bats and allow the development to proceed lawfully, the report outlines appropriate mitigation measures, such as bat boxes, and applying for a mitigation licence from Natural England will be required. These matters can be secured through use of a standard planning condition attached to the grant of planning permission.
- 6.60 The Badger Monitoring Survey concluded badgers have used the site but could not confirm if they were present. The location of a potential sett beneath an existing building has been identified which requires a license from Natural England to close this off. Mitigation included as part of the licence would include the closure and monitoring of the sett to ensure any badgers have vacated, with all works supervised by an Ecological Clerk of Works. Again these matters can be secured via a standard planning condition.
- 6.61 With regard to achieving biodiversity net gain (BNG), the application's supporting BNG Statement confirms a combination of on and offsite mitigation will be required. The onsite development and mitigation is capable of achieving a deficit of 2.39 habitat units, 1.55 hedgerow units, and an increase of 0.10 watercourse units. Accordingly, to achieve the required 10% net gain Antler will be purchasing off-site units from a private habitat provider, such as Environment Bank or Iford Biodiversity Project. These units will be sought post-planning approval in accordance with the advice set out in Section 4 of the BNG Statement.
- 6.62 It is fully anticipated the Council will apply a planning condition to the grant of permission requiring demonstration the necessary habitat and hedgerow units have been secured, followed by submission of an updated full metric including these units for approval by the council prior to commencement of the development.

Flooding and Drainage

- 6.63 The EA Risk of Flooding from Surface Water mapping shows the site has areas of 'low', 'medium', and 'high' risk of surface water flooding, primarily related to the ordinary watercourse to the south of the site.
- 6.64 The proposed built development is situated in areas of low surface water flood risk, making the development safe from surface water flood risk in accordance with Policy DP41.
- 6.65 The FRA has identified the underlying clay geology on the site may not be suitable for infiltrating SuDS features, which would otherwise be the preferred option in the drainage hierarchy. Therefore, infiltration has been deemed unviable on the site.
- 6.66 It is proposed that surface water generated by the development will be attenuated using a system comprising permeable paving and attenuation tanks in the roads and parking areas and a detention basin located at the low point in the south of the site, prior to discharging into the ordinary watercourse. The northern part of the site will be attenuated using permeable paving, prior to discharging to the highway drain along Reeds Lane. Attenuation features have been designed to attenuate rainfall up to and including 1 in 100 year events, plus 45% climate change, in line with latest guidance.

- 6.67 Foul water drainage for the development will be designed to connect by gravity into an on-site private pumping station, which is located in the south-east corner of the site. A new connection into the existing foul water drainage network would be required. Southern Water (SW) have recently advised of an existing capacity shortfall which will require upgrades to the network to accommodate the flows from the development. The upgrades will be funded through the infrastructure charges introduced in April 2018. SW have advised it would be their aim to provide the upgrades within 24-months following the date that a planning permission for the site has been granted. This being in accordance with their statutory duty to do so.

Energy and Sustainability

- 6.68 An Energy Report has been prepared by Thermenergy and is submitted as part of this application.
- 6.69 The Energy Report outlines where possible the dwellings have been designed to take advantage of natural lighting, by the size of windows and doors. It is also proposed to provide natural ventilation to the dwellings.
- 6.70 The development will seek to improve the fabric efficiency of the dwellings as recommended by the energy hierarchy. The proposed standards of thermal insulation represent a very good standard of thermal insulation.
- 6.71 The development has the potential to achieve a significant reduction in carbon emissions which will contribute towards making the development very sustainable.
- 6.72 Water usage has been considered with the requirements of Policy DP42, Sustainable Design, with the development proposing a limit on water use to 110 litres per person per day.
- 6.73 All dwellings in the development are to utilise air source heat pumps and on site EV charging points will be provided to all properties.

Utilities

- 6.74 A Utilities Appraisal has been prepared by TDS which is submitted with the application.
- 6.75 There are existing power lines which pass over the site. These are proposed to be grounded as part of the development.

Air Quality

- 6.76 In support of this planning application, an *Air Quality Assessment* (AQA) has been prepared by Ardent Consulting Engineers Ltd.
- 6.77 The AQA has assessed the potential air quality impacts associated with the proposed residential development.
- 6.78 During the construction phase, having taken the anticipated volumes of construction traffic, the maximum duration of the construction phase, and the likely implementation of a CEMP

into consideration, the AQA concludes the overall effects on air quality on sensitive human and ecological receptors are likely to be 'not significant'.

- 6.79 The impacts of operational traffic generation associated with the proposals are anticipated to fall below the relevant screening criteria for ecology, and it is therefore considered the overall effect on sensitive ecological receptors will also be 'not significant'.
- 6.80 Having reviewed the nearby emission sources (including local roads) and base line air quality conditions within the site and local area, it is judged the new users of the proposed development will experience acceptable air quality and the site is therefore suitable for its proposed end-use.
- 6.81 Overall, the AQA concludes there are no air quality constraints to the proposed development, which is in accordance with local, regional and national policy and guidance.

Archaeology

- 6.82 An archaeological desk-based assessment has been undertaken by Orion. The assessment found the site contains no known archaeological remains. It also found the site is not located within an Archaeological Notification Area (ANA).
- 6.83 The assessment advises, based on a review of the West Sussex Historic Environment Record and proximity to known occupation sites, it considered there is negligible potential for significant unrecorded buried remains of all periods within the study site. No designated archaeological remains which would be negatively affected by the proposals have been identified.
- 6.84 There is considered to be no design or planning constraints in relation to archaeology. The assessment recommends no further works in relation to archaeology.

Residential Amenities

- 6.85 The proposed layout has been designed having regard to the consequent change development on the site may have upon the reasonable residential amenities enjoyed by the occupants of the nearest adjoining residential properties. The layout ensures good back-to-back separation distances are achieved between the existing properties along the site's eastern boundary (within Furzeland Way) and there remains a considerable separation distance between the rear elevations of the properties along Osbourn Close (to the north) and the side elevations of the proposed new homes. There will be no demonstrably adverse loss of light, overshadowing or privacy changes between these properties and the proposed new homes.
- 6.86 The nearest proximity between existing and proposed new homes arises along the site's western boundary shared with Meadow View. Whilst some of the separation distances are shorter the juxtaposition between the existing and proposed properties combined with the presence of the mature coniferous trees along the sites northern section of western boundary prevents the creation of any unacceptable relationships in terms of overlooking, shadowing, or loss of light.

- 6.87 The proposed new homes have been sited and designed to create considerate relationships with one another.

Brick Clay (Weald) Minerals Safeguarded Area

- 6.88 All of Sayers Common village and the surrounding land area is situated within the Weald Brick Clay Resource Consultation Area⁵ - identified in the *West Sussex Minerals and Waste Safeguarding Guidance* (March 2020) statement.
- 6.89 The proposed development will result in the sterilisation of such material present within the site. Notwithstanding, given the site's proximity to existing residential properties combined with its limited size it is not considered extraction of minerals from the site would be considered either commercially viable or acceptable in principle – noting the impacts this would have upon existing residential amenities. Accordingly, it is not considered the proposed development results in any substantive conflict with policies within the NPPF or the Development Plan in this regard, such that planning permission should be withheld.

⁵ https://www.westsussex.gov.uk/media/13437/mw_safeguarding_guidance.pdf

7. PLANNING BENEFITS

- 7.1 The proposed development will deliver substantial planning benefits which should carry considerable weight in the planning balance when assessing this application.

Economic Benefits

- 7.2 As noted above there is a significant shortfall in the District's housing land supply and in such circumstances paragraph 11(d) of the Framework is triggered. Paragraph 11(d) criterion (i) requires permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provides a strong reason for refusing the proposed development. As demonstrated by this statement and the application's supporting reports and statements, there are no such strong reasons to refuse the application.
- 7.3 Criterion (ii) requires consideration of whether any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 7.4 Paragraph 7 of the Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. To achieve this paragraph 8 of the Framework provides three overarching objectives: economic, social and environmental.
- 7.5 In terms of the economic objective, the proposal would provide 27 much needed new homes which would have benefits from their construction. The housing land supply shortfall is significant, and paragraph 61 of the Framework confirms the Government's objective of significantly boosting the supply of homes. Furthermore, noting the site is one of the emerging District Local Plan's residential site allocations, the economic benefits of delivering new homes is already forecasted by the Council to contribute to the District's economy.

Social Benefits

- 7.6 In terms of the social objective, the Framework refers to the need to provide a sufficient number and range of homes to meet the needs for present and future generations. Bearing in mind the current shortfall in sites for housing there is a pressing need to increase supply from deliverable sites. The proposal would provide a range of new homes on a deliverable site. In the context of the emerging district plan, the contribution of the site to the social objective has also clearly been considered and been positively assessed by the Council.
- 7.7 The affordable housing proposed would also contribute to the social objective, particularly as 30% of the dwellings would be affordable which is a significant proportion – compliant with both the extant and emerging District Plan policies. It is also worth noting the median affordability ratio of house prices to earnings in the District is 12 which stands above the South East regional average and substantially higher than the national average. There are also *circa* 2,099 households on the District's Housing Register. Whilst the provision of 8no. actual new affordable homes may appear minor in this context, each one of these properties will help towards the pressing local needs and support the health and well-being of the community as a whole. The proposal would provide an acceptable standard of everyday

living for those currently waiting for suitable homes. This adds to the substantial benefit above of new housing provision.

Environmental Benefits

- 7.8 In terms of the environmental objective the proposal would not harm the character and appearance of the area. The occupants of the dwellings would be close and accessible to existing facilities without being wholly reliant upon car use, thereby helping towards low carbon living as advocated within this criterion of paragraph 8 of the Framework. Additionally, the proposal, through combination of on-and-off-site mitigation, will need to achieve biodiversity improvement from the site's existing baseline condition, which would be a benefit. Sustainable design and energy efficiency measures, including air source heat pumps, EV charging points, built fabric material choices, etc., are all proposed as part of the development.
- 7.9 In summary, the proposed development will deliver economic, social and environmental benefits.
- 7.10 In the light of the above, it can be demonstrated that any adverse impacts of the proposal do not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The proposal therefore benefits from the presumption in favour of sustainable development.
- 7.11 The benefits and presumption in favour of sustainable development, in the context of the paragraph 11(d) balance, therefore lead to a conclusion that the application should be approved: notwithstanding there is some conflict with the most important policies of the extant Development Plan (to which only limited weight can be given) – given material considerations demonstrate a decision otherwise is appropriate.
- 7.12 Alternatively, should the emerging District Plan become part of the extant development plan at the time of the determination of the application, permission would and should be forthcoming. Given the scheme proposal would accord with the policies of the emerging plan and there will remain no material considerations dictating a decision otherwise would be appropriate.

8. PLANNING OBLIGATIONS

- 8.1 The proposed development will deliver a sustainable extension to Sayers Common, which will contribute to meeting housing needs. The impacts resulting from the proposed development will be mitigated by appropriate planning obligations (to be contained within a Section 106 Agreement), or by appropriately worded planning conditions.
- 8.2 It is expected the scope and nature of any contributions will be formally tested and established through the application's determination period, taking account of responses provided by statutory consultees. In advance of these detailed discussions taking place, and based on the emerging District Local Plan Policy DPSC4, it is anticipated the following planning obligations will be sought by the Council:
- On-site 30% affordable housing
 - Sustainable transport measures
 - Off-site highway improvements
 - Education contribution
 - Community Buildings contribution
 - Local community infrastructure contribution
 - Health contribution
 - Play area
 - Other outdoor provision and outdoor sports
 - Parks and gardens, and
 - Off-site play space contribution.
- 8.3 It is expected a Section 106 Agreement will be concluded before a decision notice approving the planning application is formally issued. The actual sum, triggers and precise wording for any contributions is to be agreed during the application process. All contributions must be substantiated and justified in the context of the NPPF and in accordance with the CIL Regulations (2023 or as amended).

9. SUMMARY AND CONCLUSIONS

- 9.1 This Planning Statement is submitted on behalf of Antler Homes, to support a full application relating to land to the rear of Chesapeake and Meadow View, Reeds Lane, Sayers Common.
- 9.2 The proposed development comprises:
- Development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works (including demolition of an existing dwelling).*
- 9.3 The site is in a sustainable location, part within and part adjacent to the settlement boundary of Sayers Common. It benefits from access to an existing range of existing services, amenities and employment opportunities.
- 9.4 The scheme has been carefully considered and provides an appropriate response to the site's context and opportunities. A substantial number of key benefits would be provided through this development, in regard to housing need, open space provision, environmental enhancements (including approximate biodiversity net gain), infrastructure improvement, achieved alongside wider socio-economic benefits.
- 9.5 Of particular note, the provision of 27 homes, will contribute to much needed new housing stock in the District – homes which are already planned to be delivered on the site through the Council's forward looking emerging replacement District Local Plan. The provision of 30% affordable housing will also help to address the needs of the community.
- 9.6 Overall, the proposed development comprises a suitable and sustainable development. It has been demonstrated throughout this planning statement and the suite of technical documents that support the application that there are no adverse impacts of the proposals. Furthermore, there are no specific policies within the NPPF that indicate the development should be restricted.
- 9.7 In light of the planning benefits (identified in Section 7), and the limited harms resulting from the proposed development (as identified and assessed in Section 6), planning permission should be granted without delay.
- 9.8 The planning application and proposals contained therein are therefore respectfully commended to the Council for positive due consideration.

APPENDIX 1. SITE LOCATION PLAN



key plan (if applicable)

notes

revision	date	prepared	description
----------	------	----------	-------------



Knightway House
Park Street
Bagshot
Surrey
GU19 5AQ
T : 01276 538941
www.antlerhomes.co.uk

project
LAND TO THE REAR OD CHESEPEAKE,
REEDS LANE, SAYERS COMMON

drawing
SITE LOCATION PLAN

date	scale	drawn
07.11.24	1:1250 @ A3	MJ

drawing number	revision
AH291 - PL.02	-

APPENDIX 2. DRAWING SCHEDULE

**PROJECT: REEDS LANE, SAYERS COMMON**

SHEET NO. 1 OF 1

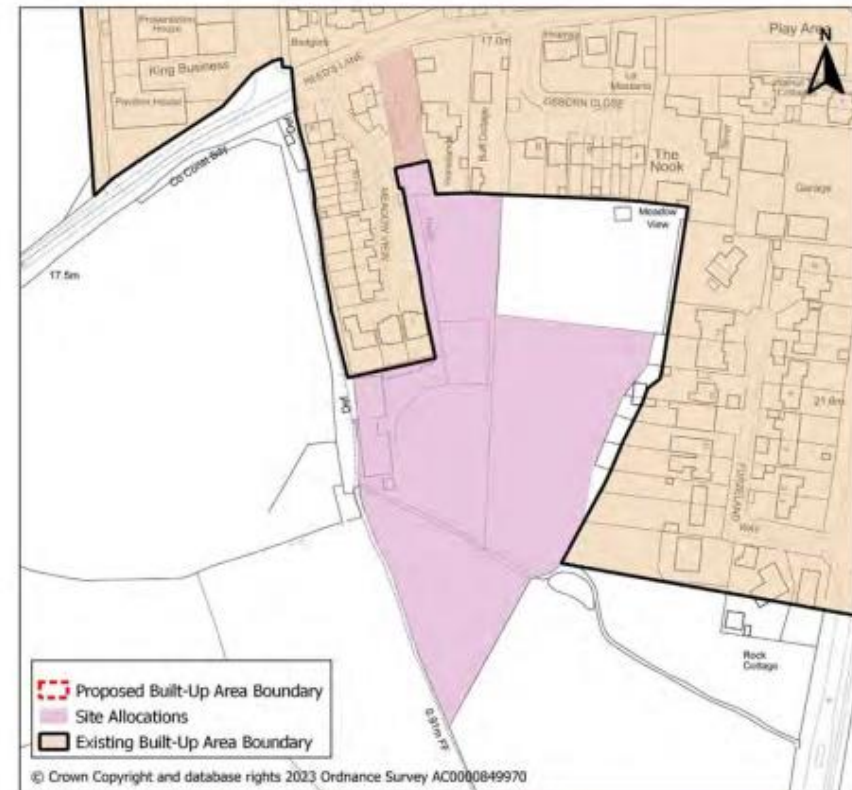
[illegible]

APPENDIX 3. EMERGING POLICY DPSC4 (EXTRACT)

DPSC4: Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common

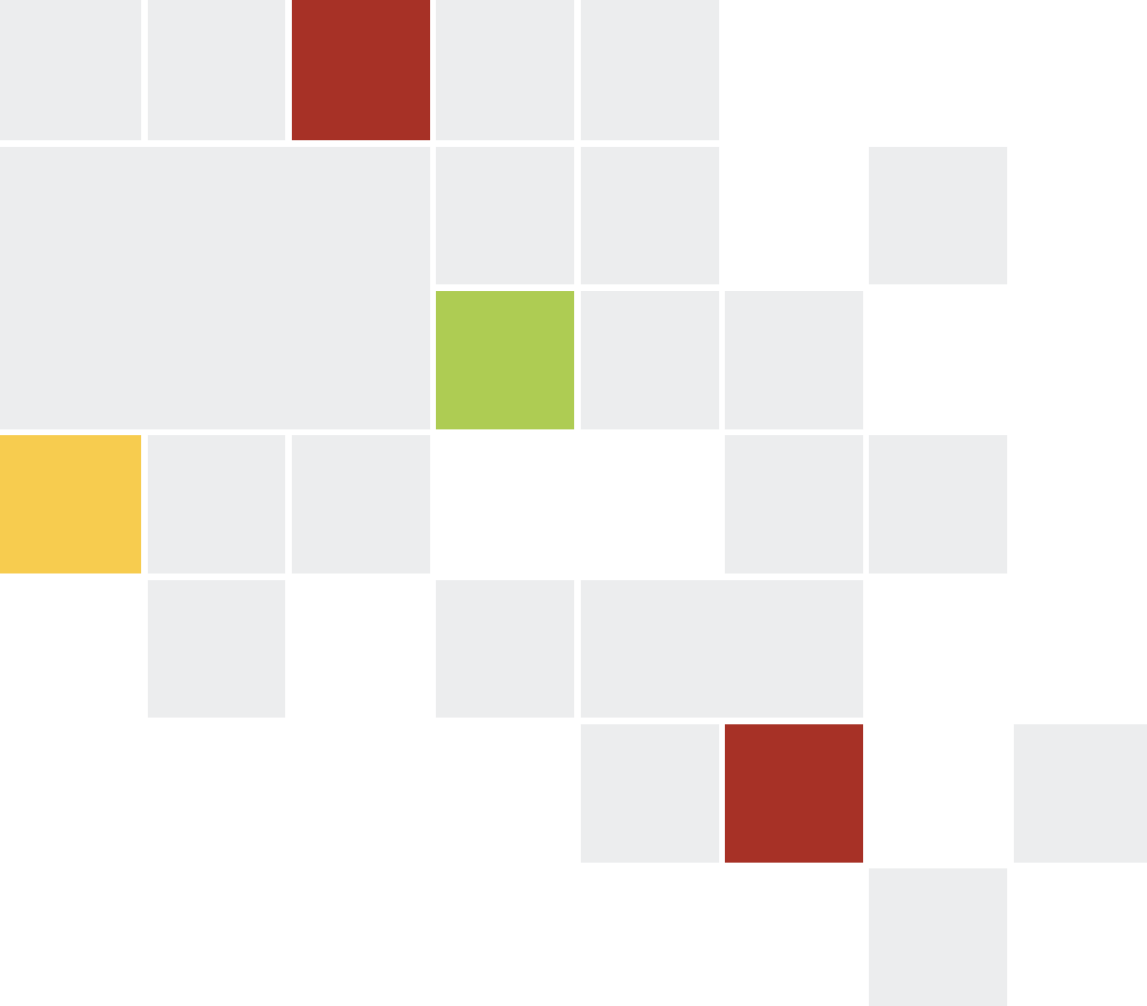
The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

DPSC4: Land at Chesapeake and Meadow View, Reeds Lane					
SHELAA Ref:	1026	Settlement:	Sayers Common	Gross Site Area (ha):	1.5
Number of Dwellings:			33		
Infrastructure		On-site:			
		<ul style="list-style-type: none">Natural, semi-natural and amenity green space			
		Financial contributions towards the provision of:			
		<ul style="list-style-type: none">Sustainable TransportImprovements at Hassocks StationEducationLibraryCommunity buildingsLocal Community InfrastructureHealthPlay areaOther outdoor provisionOutdoor sportsParks and Gardens			
		Provision of:			
		<ul style="list-style-type: none">Sustainable transport measuresHighway works			



Policy Requirements

1. Demonstrate a coordinated approach and collaboration with other housing allocations in the Plan within Sayers Common to deliver high-quality placemaking which supports the 20-minute neighbourhood principles, with direct enhanced active/sustainable travel connections, and includes enabling the viability of new public transport services.
2. Prioritise pedestrian and cycle access through the site to enable connection into Significant allocation DPSC2 and towards Reeds Lane, including integration and upgrade of existing PRow which crosses the site.
3. Provide suitable access onto Reeds Lane either directly or via Meadow View.
4. Follow a sequential approach by directing development away from areas of flood risk associated with the site.
5. Address any impacts associated with the brick clay (Weald) Minerals Safeguarding Area.
6. Meet the requirements of other relevant development plan policies.



Crowthorne House, Nine Mile Ride, Wokingham, RG40 3GZ | 01344 753 220
wokingham@boyerplanning.co.uk | boyerplanning.co.uk

Boyer